

DRAFT

For Office Use Only

Envirn. Clear. No. _____

Existing Zone. _____

District Map No. _____

Council District _____

Planning Area _____

Census Tract No. _____

Case No. _____

Type of Application Submitted (zone change, variance, etc.) Major Project CUP.
Floor Area Ratio Averaging CUP, On- and Off-Site Alcohol, Shared Parking

1. PROJECT LOCATION AND SIZEStreet Address of Project 1414 West 190th Street

Legal Description: Lot _____ Block _____ Tract _____

Lot Dimensions Irregular Lot Area (sq. ft.) 170.2 net acresTotal project size (sq. ft.) 2,968,000 square feet.**2. PROJECT DESCRIPTION**Describe what is to be done: Mixed use retail power center and office/Present Use: Industrial. industrial park.Proposed Use: Retail, Restaurant, Theater, Office and Industrial.

Plan Check No. (if available) _____ Date Filed: _____

Please check all the following that apply -----

New Construction ☒ Change of Use ☒ Alterations _____ Demolition ☒Commercial ☒ Industrial ☒ Residential _____

Additions to a building - Rear _____ Front _____ Height _____ Side Yard _____

3. ACTION(S) REQUESTED (include City Code Section which authorizes actions or Cod Section from which you are seeking a variance or exemption)Code Section: 12.24 B.27, 12.24 B.25, 12.24 B.15, 12.24 C.33 and
12.27 I.15List case numbers of any other pending or recent applications relating to this site
_____**4. SIGNATURES: of adjoining or neighboring properties; not required but helpful especially for projects in single-family areas.**

NAME	ADDRESS	LOT	BLK	TRACT
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Applicant's Name McDowell Douglas Realty Co. Company _____
Address: 4060 Lakewood Blvd. Telephone: (310) 627-3000
Long Beach, CA Zip: 90808 Fax: () _____

Property Owner's Name (if different than applicant) _____
Address: _____ Telephone: () _____
_____ Zip: _____ Fax: () _____

Contact Person for Project Information Lucinda Starrett/Dale Neal
Address: Latham&Watkins, 633 W. 5th, 4000 Telephone: (213) 485-1234
Los Angeles Zip: 90071 Fax: (213) 891-8763

6. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or lessee if entire site is leased, or author agent of the owner with power of attorney or officers of a corporation (su proof). (NOTE: for zone changes lessee may not sign).
- b: The information presented is true and correct to the best of my knowledge.

Signed: _____ Date: _____

Print Name of Applicant in Full Notary Public

7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additic information may be required. Consult the appropriate "Special Instructions" handc Provide on an attached sheet(s), this additional information using the hand-out a guide.

FOR OFFICE USE ONLY

Application Reviewed and Accepted by _____ Date: _____
Applic. Fee _____ O.S.S. Fee _____ Total Fee _____
Receipt No. _____ Application Deemed Complete _____ Date: _____

CONDITIONAL USE PERMIT

MAJOR DEVELOPMENT PROJECT, FLOOR AREA RATIO AVERAGING

Applicant: McDonnell Douglas Realty Company
Project Location: 1414 West 190th Street

REQUEST:

The Applicant requests approval of a conditional use permit pursuant to Section 12.24 B.25 to allow floor ratio area averaging in a unified development project and Section 12.24 B.27 to permit a major development project.

JUSTIFICATION:

a. The location of the project will be desirable to the public convenience and welfare.

- The Project will be desirable to the public convenience and welfare by providing additional employment, shopping, dining and entertainment opportunities to the community and area surrounding the Project site. The Project involves the construction of a mixed-use retail "power center" and office/industrial park development containing up to 2,968,000 square feet of floor area. The retail component of the Project contains up to 450,000 square feet of floor area.

b. The Project will be proper in relation to adjacent uses or the development of the community.

The Project is a mixed-use retail "power center" and office/industrial park development which will ultimately include up to 2,968,000 square feet of floor area. The site is designated for Heavy Industrial uses by the Harbor Gateway District Plan. The property is generally bounded by 190th Street on the north, Normandie Avenue on the east, Del Amo Boulevard on the south and Western Avenue on the west. The surrounding properties are generally planned for and developed with a range of commercial and industrial uses. The site has direct access to two Major Highways (190th Street and Western Avenue) and a Secondary Highway (Normandie Avenue) as designated by the District Plan. The site also has convenient access to the San Diego and Harbor Freeways.

c. The proposed Project will not be materially detrimental to the character of development in the immediate neighborhood.

The Project is located in an urbanized area on property which permits a wide variety of commercial, retail, theater, office and industrial uses. The Project will revitalize the property, which is currently developed with approximately 2,400,000 square feet of 30 to 50 year old industrial buildings, with new structures and uses and landscape features. The Project will positively affect the economic welfare of the community by including retail, restaurant, theater, office and industrial uses. It will also positively

benefit the City through generation of additional sales tax revenue and business license and other fees, and by providing additional short-term and long-term employment opportunities to area residents. In addition, the Project is conveniently served by the street system, and includes direct access to two Major Highways, a Secondary Highway and convenient access to the San Diego and Harbor Freeways.

- d. **The proposed Project will be in harmony with the various elements and objectives of the General Plan.**

The Project is in conformance with the Harbor Gateway District Plan, a portion of the General Plan of the City of Los Angeles, which provides for industrial uses to be located in industrial parks. The commercial and retail uses are complementary uses to the industrial land uses designated by the plan, and are permitted by the property's zoning.

- e. **The Major Development Project conforms with any applicable specific and/or redevelopment plan.**

There is no geographically specific plan or redevelopment plan applicable to the Project site. The Project will comply with the provisions of the Flood Hazard Management Specific Plan.

- f. **The project provides a compatible arrangement of uses, building, structures and improvements in relation to neighboring properties.**

The Project will be developed with buildings and other improvements and uses which are compatible with the surrounding commercial and industrial properties. The Project will contain a combination of functional linkages, such as vehicular or pedestrian connections; will contain distinctive architectural and landscaping features; is composed of two or more contiguous parcels, separated only by an alley or street; and will appear as a consolidated whole when viewed from adjoining streets.

- g. **The Major Development Project Complies with the height and area regulations of the zone in which it is located.**

The Project complies with all applicable height and area regulations required by the M3 zone.

CONDITIONAL USE PERMIT

ON-SITE LICENSES

Applicant: McDonnell Douglas Realty Company
Project Location: 1414 West 190th Street

REQUEST:

The Applicant requests approval of a conditional use permit pursuant to Sections 12.24 B.15 to allow Applicant and its tenants to offer alcoholic beverages for public sale and consumption on the premises in conjunction with eight establishments in a mixed-use development project.

ADDITIONAL INFORMATION:

- a. **Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?**

No. The private development efforts proposed by the Applicant are anticipated to serve as a catalyst for the upgrading and renewal of neighboring areas. The success of the Project can only serve to stimulate further revitalization of the area. The Project will positively affect the economic welfare of the community by including retail, restaurant, theater, office and industrial uses. It will also positively benefit the City through generation of additional sales tax revenue and business license and other fees, and by providing additional short-term and long-term employment opportunities to area residents.

- b. **Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?**

No. It is important to note that approximately one percent of the square footage contained within the Project site will be devoted to restaurants offering the service of alcoholic beverages. Thus, the vast majority of activities on the site will not involve the sale of alcoholic beverages. The proposed restaurants are anticipated to offer a wide range of cuisines and atmospheres. The sale of alcoholic beverages is of critical importance to operators of these facilities to attract and cater to their customers. Since the establishments will be part of a carefully controlled, quality development and the service of alcoholic beverages will generally be incidental to their primary operations, these establishments will not take on the potentially negative characteristics of a tavern or bar nor attract undesirable elements to the neighborhood.

- c. **Will the approval of the Conditional use detrimentally affect nearby residentially zoned properties? Why?**

No. There are no residential areas located in the immediate vicinity of the Project. Residential areas are buffered from the Project site by properties zoned and planned for commercial and industrial uses. All parking will be provided on site and

spill-over parking into residential areas is not anticipated due to the adequacy of on-site parking and the distance of the Project from those areas.

- d. **What are the proposed hours of operation and which days of the week will the establishments be open?**

The establishments will generally be open from 7:00 a.m. until 2:00 a.m., seven days a week. The sale of alcoholic beverages for on-site consumption will be in accordance with the requirements of the Department of Alcoholic Beverage Control.

- e. **What is the occupancy load (number of patrons)?**

Because tenants for specific establishments have not yet committed to space, floor and seating plans have not yet been developed. The Applicant anticipates that there will be up to 30,000 square feet of restaurant floor area. The occupancy load of all establishments will be in accordance with all appropriate requirements.

- f. **Is parking available on the site? (If so, how many spaces?) If spaces are not available on the site, have arrangements been made for off-site parking? Where?**

Yes. Approximately 2,200 spaces will be provided for the development of the 450,000 square foot retail power center. Parking in accordance with Code requirements will be provided on-site in connection with the development of the approximately 2.5 million square foot office/industrial park.

- g. **Is a full line of alcoholic beverages to be served or just beer and wine?**

A full line of alcoholic beverages will be served in these establishments. However, it is anticipated that several of the establishments may choose to only serve beer and wine. Because specific tenants have not committed to space, detailed information regarding the type of alcohol service is not yet available.

- h. **Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only).**

Not applicable.

- i. **Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reason?**

No.

- j. **Will game machines be available for use on the subject property and if so, how many such machines will be in use?**

Establishments may choose to offer electronic amusement devices in connection with their other facilities. Separate approvals will be obtained as required for these uses.

CONDITIONAL USE PERMIT

OFF-SITE LICENSES

Applicant: McDonnell Douglas Realty Company
Project Location: 1414 West 190th Street

REQUEST:

The Applicant requests approval of a conditional use permit pursuant to Section 12.24 C.33 to allow Applicant and its tenants to sell alcoholic beverages for consumption off the premises in conjunction with two retail establishments in a mixed-use development project.

ADDITIONAL INFORMATION:

- a. **Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.**

The Project is a mixed-use retail "power center" and office/industrial park development which will ultimately include up to 2,968,000 square feet of floor area. The site is designated for Heavy Industrial uses by the Harbor Gateway District Plan. The property is generally bounded by 190th Street on the north, Normandie Avenue on the east, Del Amo Boulevard on the south and Western Avenue on the west. The surrounding properties are generally planned for and developed with a range of commercial and industrial uses. The site has direct access to two Major Highways (190th Street and Western Avenue) and a Secondary Highway (Normandie Avenue) as designated by the District Plan. The site also has convenient access to the San Diego and Harbor Freeways.

- b. **Why does the applicant believe the location of the project will be desirable to the public convenience and welfare?**

The inclusion of two establishments offering the sale of alcoholic beverages for off-site consumption will serve as a convenience for residents of the surrounding area and tenants of the Project. The Project involves the construction of a mixed-use retail "power center" and office/industrial park development containing up to 2,968,000 square feet of floor area. The retail component of the Project contains up to 450,000 square feet of floor area. The area devoted to the sale of alcoholic beverages for off-site consumption is a small percentage of the total area.

- c. **Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.**

The Project is located in an urbanized area on property which permits a wide variety of commercial, retail, theater, office and industrial uses. The Project will revitalize the property which is currently developed with approximately 2,400,000 square feet of

30 to 50 year old industrial buildings with new structures and uses and landscape features. The Project is in conformance with the Harbor Gateway District Plan, a portion of the General Plan of the City of Los Angeles, which provides for industrial uses to be located in industrial parks. The commercial and retail uses are complementary uses to the industrial land uses designated by the plan, and are permitted by the property's zoning. In addition, the Project is conveniently served by the street system, and includes direct access to two Major Highways, a Secondary Highway and convenient access to the San Diego and Harbor Freeways.

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

No. The private development efforts proposed by the Applicant are anticipated to serve as a catalyst for the upgrading and renewal of neighboring areas. The success of the Project can only serve to stimulate further revitalization of the area. The Project will positively affect the economic welfare of the community by including retail, restaurant, theater, office and industrial uses. It will also positively benefit the City through generation of additional sales tax revenue and business license and other fees, and by providing additional short-term and long-term employment opportunities to area residents.

e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

No. It is important to note that a very small percentage of the square footage contained within the Project site will be used for the sale of alcoholic beverages. Thus, the vast majority of activities on the site will not involve the sale of alcoholic beverages. The sale of alcoholic beverages is of critical importance to operators of these facilities to attract and cater to their customers. The establishments will be part of a carefully controlled, quality development and the sale of alcoholic beverages will generally be incidental to their primary operations.

f. Will the approval of the Conditional use detrimentally affect nearby residentially zoned properties? Why?

No. There are no residential areas located in the immediate vicinity of the Project. Residential areas are buffered from the Project site by properties zoned and planned for commercial and industrial uses. All parking will be provided on site and spill-over parking into residential areas is not anticipated due to the adequacy of on-site parking and the distance of the Project from those areas.

g. What are the proposed hours of operation and which days of the week will the establishments be open? What are the proposed hours of alcohol sales?

Although specific tenants have not been identified, the establishments may be open 24 hours per day, seven days a week. The sale of alcoholic beverages will be in accordance with the requirements of the Department of Alcoholic Beverage Control.

- h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?**

Not applicable.

- i. Is parking available on the site? (If so, how many spaces?)**

Yes. Approximately 2,200 spaces will be provided for the development of the 450,000 square foot retail power center. Parking in accordance with Code requirements will be provided on-site in connection with the development of the approximately 2.5 million square foot office/industrial park.

- j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc. (Specify?)**

Not applicable.

- k. Is a full line of alcoholic beverages to be served or just beer and wine?**

A full line of alcoholic beverages may be sold in these establishments. Because specific tenants have not committed to space, detailed information regarding the type of alcohol sales is not yet available.

- l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only).**

Cups, glasses and other similar containers may be sold by businesses in the Project. The consumption of liquor on the premises will be permitted only in connection with establishments approved and licensed for on-site consumption of alcoholic beverages.

- m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.**

Not applicable.

- n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reason?**

No.

- o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?**

Establishments may choose to offer electronic amusement devices in connection with their other facilities. Separate approvals will be obtained as required for these uses.

- p. **Will you have signs visible on the outside which advertise the availability of alcohol?**

Because specific tenants have not yet committed to space, signage requirements have not yet been determined. It is anticipated that signage for such establishments will be coordinated.

- q. **Will alcohol be served without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?**

Not applicable.

- r. **Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?**

Because specific tenants have not committed to space, detailed information regarding the type of alcohol sales is not yet available.

- s. **Will "fortified" wine (greater than 16% alcohol) be sold?**

Some establishments may choose to sell wine products with greater than 16% alcohol, such as cognacs and brandies.

- t. **Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e. take out)?**

Not applicable.

- u. **Will discount alcoholic drinks or a "Happy Hour" be offered at any time?**

Not applicable.

- v. **Will security guards be provided and if so, when and how many?**

It is anticipated that the Project site will be served by a private security patrol. Individual establishments may have additional security personnel to supplement any security provided by the Applicant.

- w. **Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?**

No.

- x. **Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?**

Not applicable.

- y. **Provide a copy of the proposed menu if food is to be served.**

Not applicable.

z. How many employees will you have on the site at any given time?

It is estimated that the employee population at the Project site will be up to 1,100 for Phase I (retail power center), 2,100 for Phase II (1.3 million square foot office/industrial park) and 2,000 for Phase III (1.2 million square foot office/industrial park).

aa. What security measures will be taken including:

- (1) Posting of rules and regulations on the premises.**
- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.**
- (3) Will security guards be provided and if so, when and how many?**
- (4) Other measures.**

Individual operators are anticipated to have operations plans addressing these issues, as well as employees trained in alcohol awareness issues. The Project is anticipated to be served by a private security patrol, operating 24 hours per day. Individual operators may have additional security personnel to supplement the security provided by the Applicant.

bb. Will there be a minimum age requirements for patrons? If so, how will they be enforced?

Not applicable.

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?

There are no known schools, churches or parks located within 1000 feet of the Project site.

dd. Not Applicable, this request does not involve a massage parlor or sexual encounter establishment.

SHARED PARKING

Applicant: McDonnell Douglas Realty Company
Project Location: 1414 West 190th Street

REQUEST:

The Applicant requests approval to permit shared parking pursuant to Section 12.27 I.15 of the Los Angeles Municipal Code in lieu of providing additional parking spaces in connection with the development of a 2,968,000 square foot mixed-use project.

IUSTIFICATION:

1. **The shared parking request will be in conformity with the public necessity, convenience, general welfare and good zoning practice.**

Following the implementation of the Project, there will be an ample supply of on-site parking spaces available to users of the Project due to the complementary nature of the office and industrial park uses and the retail, theater and dining facilities. Because an adequate supply of parking spaces will be available for uses of the Project, the shared parking request is in conformity with the public necessity, convenience, general welfare and good zoning practice.

2. **The proposed shared parking use will be in substantial conformance with the various elements and objectives of the General Plan.**

The Harbor Gateway District Plan designates the subject property for Heavy Industrial land uses corresponding to the M3 and P zones. The Plan text discusses parking ratios and parking buffers but it is not particularly germane to the specific request to share existing parking. Since the theater, restaurant, retail, office and industrial uses are permitted in the M3 Zone and the M3 Zone is a corresponding zone in the Plan, the basic use is consistent with the Plan and, with adequate parking available for such uses, the request is in substantial conformance with the District Plan.

3. **A lower total number of parking spaces than would otherwise be required will provide adequate parking for the requested uses based upon the analysis of parking demand.**

Approximately 2,200 spaces will be provided for the development of the 450,000 square foot retail power center. Parking in accordance with Code requirements will be provided on-site in connection with the development of the approximately 2.5 million square foot office/industrial park. Primary general office uses do not generate appreciable demand for parking outside the normal workday/workweek, thereby making those parking spaces available for users of the other components of the Project. In addition, retail centers have peak utilization periods in the mid-afternoon which differs from the evening peak utilization periods for movie theaters. Further, improvements in transit service and an increase in the number of persons who rideshare reduces the demand for additional parking spaces. The parking supply can adequately satisfy peak parking demands at the site following implementation of the Project.

4. Additional Information.

The maximum distance between each participating building and the nearest point of the shared parking facility will be 750 feet, measured as provided by Section 12.21 A4(g) of the Los Angeles Municipal Code. Reserved or otherwise restricted parking spaces shall not be shared. Additional documents, covenants, deed restrictions, or other agreements will be executed and recorded as deemed necessary by the Zoning Administrator, in order to assure the continued maintenance and operation of the shared spaces, under the terms and conditions set forth in the shared parking arrangement.

T.B. PAGE 763, 764
GRID J-3/4, A-3/4
USES: FIELD
D.M.: 54 B 193, 197
57 B 193, 197
60 B 193, 197

TENTATIVE TRACT NO 52172

CASE NO.
DATE: 3-14-96
SCALE: 1"=200'
DRAWN BY: WESTCOAST MAPPING
(310) 973-4619

C.T. 2931 CC
P.A. 435/HGV
C.D. 15

"VESTING"

NET AC = 169.83

